

**METES AND BOUNDS DESCRIPTION  
OF A PORTION OF A  
15' PUBLIC UTILITY EASEMENT  
PORTION OF LOT 1, BLOCK 1  
CRYSTAL PARK SUBDIVISION, PHASE ONE  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF A PORTION OF A 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT **LYING** AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT BEING A PORTION OF LOT 1, BLOCK 1, CRYSTAL PARR SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2541, PAGE 63 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID PORTION OF EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT ON THE NORTHWEST LINE OF A CALLED 7.158 ACRE TRACT AS DESCRIBED BY **A DEED** TO KARBROOKE, INC., RECORDED **IN** VOLUME 1758, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARRING THE SOUTH CORNER OF SAID LOT 1 AND AN EASTERLY CORNER OF THE REMAINDER OF A CALLED 38.65 ACRE TRACT AS DESCRIBED BY A DEED TO CLINT A. BERTRAND RECORDED IN VOLUME 305, PAGE 853 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 7.158 ACRE TRACT BEARS: N 41° 27' 30" E FOR A DISTANCE OF 65.07 FEET;

**THENCE: N 49° 05' 42" W** ALONG THE COMMON LINE OF SAID REMAINDER OF 38.65 ACRE TRACT AND LOT 1 FOR A DISTANCE OF 1.57 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 430.00 FEET;

**THENCE:** CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 38.65 ACRE TRACT AND SAID LOT 1 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 51' 44" FOR AN ARC DISTANCE OF 51.50 FEET (CHORD BEARS: N 45° 39' 54" W • 51.47 FEET) TO A POINT ON THE NORTHWEST LINE OF AN EXISTING 30.00 FOOT WIDE PUBLIC UTILITY EASEMENT;

**THENCE:** N 40° 07' 21 " E THROUGH SAID LOT 1 AND ALONG THE NORTHWEST LINE OF SAID 30.00 FOOT WIDE EASEMENT FOR A DISTANCE OF 184.59 FEET TO THE **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** CONTINUING THROUGH SAID LOT 1 AND ALONG THE EXTERIOR BOUNDARY OF SAID 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT FOR THE FOLLOWING CALLS:

N 27° 25' 09" W FOR A DISTANCE OF 87.64 FEET TO A POINT;

N 02° 51' 25" W FOR A DISTANCE OF 23.13 FEET TO A POINT;

N 87° 08' 35" E FOR A DISTANCE OF 15.00 FEET TO A POINT;

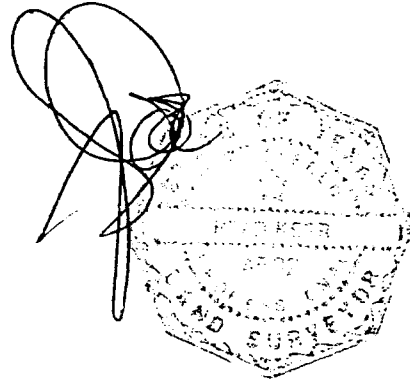
S 02° 51' 25" E FOR A DISTANCE OF 19.87 FEET TO A POINT;

S 27° 25' 09" E FOR A DISTANCE OF 78.18 FEET TO A POINT ON THE  
NORTHWEST LINE OF SAID 30.00 FOOT WIDE PUBLIC UTILITY EASEMENT;

THENCE: S 40° 07' 21" W CONTINUING THROUGH SAID LOT 1 AND ALONG THE  
NORTHWEST LINE OF SAID 30.00 FOOT WIDE PUBLIC UTILITY EASEMENT FOR A  
DISTANCE OF 16.23 FEET TO THE POINT OF BEGINNING CONTAINING 0.036 OF AN  
ACRE OF LAND (1566 SQUARE FEET), MORE OR LESS. SEE PLAT PREPARED JANUARY,  
2002, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS  
BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

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BEARING SYSTEM SHOWN HEREON IS BASED ON  
GRID NORTH AS ESTABLISHED FROM CITY OF  
COLLEGE STATION C.P.S. MONUMENTS.

SEE METES AND BOUNDS PREPARED JANUARY,  
2002, FOR MORE DESCRIPTIVE INFORMATION.

N/F  
KARBROOKE, INC.  
REMAINDER OF 3.77 ACRE TRACT  
2048/182

REMAINDER LOT 1, BLOCK 1

60' PRIVATE  
ACCESS EASEMENT  
2048/187

15.00  
N 87°08'35" E  
S 02°51'25" E  
19.87'  
PORTION OF  
15' PUBLIC  
UTILITY EASEMENT

S 27°25'09" E 78.18'  
N 27°25'09" W 87.64'  
S 40°07'21" W 16.23'  
POINT OF  
BEGINNING

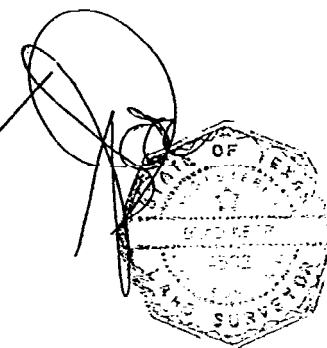
30' PUBLIC  
UTILITY EASEMENT

N 40°07'21" E 184.59'

N/F  
THE BRETHERN CHURCH OF  
BRYAN-COLLEGE STATION  
CAUED 4.367 ACRE TRACT  
394/775



SCALE: 1" = 30'



LAND BOUNDARY SURVEY PLAT  
OF A PORTION OF A  
15' PUBLIC UTILITY EASEMENT  
PORTION OF LOT 1, BLOCK 1  
CRYSTAL PARK SUBDIVISION, PHASE ONE  
VOLUME 2541, PAGE 63  
COLLEGE STATION, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 30 FEET  
SURVEY DATE:  
PLAT DATE: 01-16-02  
JOB NUMBER: 02-0045  
CAD NAME: 02-0045  
CRS FILE: 00-1314

PREPARED BY: KERR SURVEYING CO.  
505 CHURCH STREET, P.O. BOX 280  
COLLEGE STATION, TEXAS 77841  
PHONE (409) 268-3195